

MINUTES
WEDNESDAY, JULY 22, 2015
6:00 PM
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

PRESENT: Jim Hoerig, Chair; Wayne Clark; Ron Rieboldt; Eric Torkelson; Jon Keckeisen

EXCUSED: Mayor Dan Devine; Jim Lisinski, Jean Wolfgang

STAFF: Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II
Andrew Haug, Planning Intern

OTHERS: John Boem, Ryan Roth, Ald. Roadt, Todd Hall, Olena Delarosa, Diane Brandt,
Douglas A. Gallus, Gudelia Calva, Dan Robakowski, Chris Paul, Steve Jeske

The meeting was called to order at 6:06 p.m. in Room 128.

1. Approval of the June 24, 2015 minutes.

A motion was made by Ron Rieboldt and seconded by Wayne Clark to approve the minutes of the June 24, 2015 meeting.

The motion carried unanimously.

- 2A. Certified Survey Map by Cardinal Capital Management, Inc., to subdivide the existing property into two lots, for the purposes of the construction of a new medical facility at 932 S. 60 St., submitted by Frank Pitsoulakis, d/b/a Cardinal Capital Management, Inc. (Tax Key No. 438-0196-001)**
- 2B. Ordinance to amend the official West Allis Zoning Map by rezoning a portion of the property located at 932 S. 60 St. from RB-2 Residence District to C-3 Community Commercial District.**
- 2C. Site, Landscaping, and Architectural Plans for Whole Health Clinical Group, a proposed medical facility, to be located at 932 S. 60 St., submitted by Frank Pitsoulakis, d/b/a Cardinal Capital Management, Inc. (Tax Key No. 438-0196-001)**

Items 2A, 2B and 2C were considered together.

These items were held based on Staff's recommendation. Staff noted that a public hearing will be held before the Common Council on August 4, 2015.

Recommendation: Recommend Common Council hold the Certified Survey Map by Cardinal Capital Management, Inc., to subdivide the existing property into two lots, for the purposes of the construction of a new medical facility at 932 S. 60 St., submitted by Frank Pitsoulakis, d/b/a Cardinal Capital Management, Inc. (Tax Key No. 438-0196-001); Common Council hold the Ordinance to amend the official West Allis Zoning Map by rezoning a portion of the property located at 932 S. 60 St. from RB-2 Residence District to C-3 Community Commercial District; and, hold the Site, Landscaping, and Architectural Plans for Whole Health Clinical Group, a proposed medical facility, to be located at 932 S. 60 St., submitted by Frank Pitsoulakis, d/b/a Cardinal Capital Management, Inc. (Tax Key No. 438-0196-001).

- 3A. Special Use Permit for Capri Di Nuovo, an existing restaurant, for a proposed outdoor extension of premise to be located at 8340 W. Beloit Rd.**
- 3B. Site, Landscaping and Architectural Plans for Capri Di Nuovo, an existing restaurant, for a proposed outdoor extension of premise to be located at 8340 W. Beloit Rd., submitted by Chris Paul and Abby Paul, d/b/a Capri Di Nuovo. (Tax Key No. 516-0205-000)**

Items 3A and 3B were considered together.

Andrew Haug presented these items, explaining that staff and applicant are in agreement with the recommendation.

Discussion ensued with questions being answered by staff.

Ron Rieboldt questioned if the neighbors had been notified and were in agreement with this proposal.

Chris Paul advised they are working with the neighbors regarding the landscape comments within the staff recommendation.

A motion was made by Wayne Clark and seconded by Eric Torkelson to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Capri Di Nuovo, an existing restaurant, for a proposed outdoor extension of premise to be located at 8340 W. Beloit Rd., and approval of the Site, Landscaping and Architectural Plans for Capri Di Nuovo, an existing restaurant, for a proposed outdoor extension of premise to be located at 8340 W. Beloit Rd., submitted by Chris Paul and Abby Paul, d/b/a Capri Di Nuovo. (Tax Key No. 516-0205-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the applicant being issued the building permits for the project):

1. A revised Site, Landscaping, and Architectural Plan being submitted to the Department of Development for approval to show the following: a) a more detailed landscape key to distinguish proposed placement of each species of plant, b) addition of arborvitaes or similar vegetation along the east property line abutting the residential neighbor, and c) completing the landscape plan to also inventory and address the existing landscaping located throughout the perimeter of the site, any outdated plantings should be replaced, dead landscaping replaced and in general additional groups of plantings should be proposed within otherwise non-landscaped turf grass areas;
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for August 4, 2015).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

- 4A. Special Use Permit for Bottoms Up, a proposed tavern, to be located within the mixed use building at 7127 W. National Ave.**
- 4B. Site, Landscaping, and Architectural Plans for Bottoms Up, a proposed tavern, to be located within the mixed-use building at 7127-29 W. National Ave., submitted by Todd Hall, d/b/a Bottoms Up West Allis. (Tax Key No. 453-0612-000)**

Items 4A and 4B were considered together.

Shaun Mueller presented the staff recommendation for approval. Mr. Mueller noted the removal of the condition for larger storefront windows as it has been depicted on the revised plans received. Conditions should be added for goose neck lighting, residing and retrimming the second floor or restoring the second floor brick. The Common Council at the meeting of August 4th may accept or reject the Plan Commission recommendation.

Discussion ensued with questions being answered by staff.

Eric Torkelson suggested a neighborhood meeting is needed. He's concerned the business doesn't meet the National Avenue Corridor Plan. The signage is suggestive and he questioned if there are police reports with other Bottoms Up locations, signage or any other issues/problems from the City of South Milwaukee.

Todd Hall stated the logo was taken from a 1930's matchbook.

A motion was made by Eric Torkelson and seconded by Wayne Clark to amend staff recommendation to denial.

Recommendation: Plan Commission recommends Common Council denial of the of the Special Use Permit for Bottoms Up, a proposed tavern, to be located within the mixed use building at 7127 W. National Ave., and the denial of the Site, Landscaping, and Architectural Plans for Bottoms Up, a proposed tavern, to be located within the mixed-use building at 7127-29 W. National Ave., submitted by Todd Hall, d/b/a Bottoms Up West Allis. (Tax Key No. 453-0612-000)

The motion to deny was carried by the following vote:

Aye: Eric Torkelson, Ron Rieboldt, Wayne Clark

Abstain: Jon Keckeisen

- 5A. Special Use Permit for Ricky's Restaurant, Inc., a proposed restaurant to include outdoor dining, to be located at 6200 W. Burnham St.**
- 5B. Site, Landscaping and Architectural Plans for Ricky's Restaurant, Inc., a proposed restaurant to include outdoor dining, to be located at 6200 W. Burnham St., submitted by Gudelia Calva d/b/a Ricky's Restaurant, LLC, and JC King's Tortas, LLC/property owner. (Tax Key No. 454-0538-000)**

Items 5A and 5B were considered together.

Bart Griepentrog presented, applicants were present, and no discussion ensued.

A motion was made by Wayne Clark and seconded by Eric Torkelson to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Ricky's Restaurant, Inc., a proposed restaurant to include outdoor dining, to be located at 6200 W. Burnham St., and approval of the Site, Landscaping and Architectural Plans for Ricky's Restaurant, Inc., a proposed restaurant to include outdoor dining, to be located at 6200 W. Burnham St., submitted by Gudelia Calva d/b/a Ricky's Restaurant, LLC, and JC King's Tortas, LLC/property owner (Tax Key No. 454-0538-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site and Landscaping Plan being submitted to the Department of Development to show the following: (a) proposed parking layout, including ADA stall and bike rack; (b) confirmation of location and details of the required four-sided, board-on-board refuse enclosure with personnel door; (c) landscaping plans for the eastern perimeter of the parking lot and western perimeter landscaping (3 ft. minimum in depth) with potential retaining wall details, if necessary; (d) removal of the remnant pole base at the southeast corner of the property; (e) location and furnishing details of proposed outdoor dining area; and, (f) removal of weeds in sidewalk cracks and removal of asphalt in terrace between sidewalk and curb. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Steve Schaer, City Planner at 414-302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for August 4, 2015).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

6A. Special Use Permit for the Corvina Wine Company, an existing wine tasting business, for a proposed outdoor private tasting area and interior expansion of use, located within a mixed-use building at 6038 W. Lincoln Ave.

6B. Site, Landscaping and Architectural Plans for the Corvina Wine Company, an existing wine tasting business, for a proposed outdoor private tasting area and interior expansion of use, located within a mixed-use building at 6038 W. Lincoln Ave., submitted by Joe LaSusa, d/b/a Corvina Wine Company. (Tax Key No. 475-0284-000)

Items 6A and 6B were considered together.

Shaun Mueller presented.

Discussion ensued with questions being answered by staff.

Ron Rieboldt commented the fence should be installed with the best side facing the neighbor.

Jon Keckeisen questioned if music would be part of the outdoor area, with such close proximity to the neighbors.

Chris Paul stated there may be music, but not if it's a deal breaker.

A motion was made by Wayne Clark and seconded by Ron Rieboldt to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for the Corvina Wine Company, an existing wine tasting business, for a proposed outdoor private tasting area and interior expansion of use, located within a mixed-use building at 6038 W. Lincoln Ave., and the Site, Landscaping and Architectural Plans for the Corvina Wine Company, an existing wine tasting business, for a proposed outdoor private tasting area and interior expansion of use, located within a mixed-use building at 6038 W. Lincoln Ave., submitted by Joe LaSusa, d/b/a Corvina Wine Company. (Tax Key No. 475-0284-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site and Landscaping Plan being submitted to the Department of Development to show the location of the dumpster and plans for the refuse enclosure. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Steve Schaer, City Planner at 414-302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for August 4, 2015).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

- 7A. **Vacation and Discontinuance of an approximate 14-ft x 75-ft portion of existing public/alley right-of-way at the south end of the alley between W. Greenfield Ave. and W. Madison St. and west of S. 76 St., for the purpose of creating a private/commercial off-street parking lot at 7606 W. Greenfield Ave. for the Church and Chapel funeral home, submitted by Ted Larsen d/b/a Church and Chapel funeral home.**
- 7B. **Special Use Permit for Church and Chapel Funeral Home, an existing funeral home at 7622-26 W. Greenfield Ave., to demolish the former auto repair building and establish a private/commercial parking lot at 7606 W. Greenfield Ave.**
- 7C. **Site, Landscaping and Architectural Plans for Church and Chapel Funeral Home, an existing funeral home at 7622-26 W. Greenfield Ave., to demolish the former auto repair building and establish a commercial parking lot at 7606 W. Greenfield Ave., submitted by Ted Larsen d/b/a Church and Chapel. (Tax Key No. 441-0092-001 and 441-0091-000)**

Items 7A, 7B and 7C were withdrawn by the applicant.

This item was placed on file.

- 8A. **Special Use Permit for Lutz Land Management, LLC to establish a restaurant use within an existing building located at 2105 S. 68 St. and 6801-6807 W. Becher St.**
- 8B. **Site, Landscaping and Architectural Plans for Lutz Land Management, LLC to establish a restaurant use within an existing building located at 2105 S. 68 St. and 6801-6807 W. Becher St., submitted by Mark Lutz, d/b/a Lutz Land Management, LLC. (Tax Key No. 476-0154-000)**

Items 8A and 8B were considered together.

A motion was made by Wayne Clark and seconded by Jon Keckeisen to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Lutz Land Management, LLC to establish a restaurant use within an existing building located at 2105 S. 68 St. and 6801-6807 W. Becher St., and the Site, Landscaping and Architectural Plans for Lutz Land Management, LLC to establish a restaurant use within an existing building located at 2105 S. 68 St. and 6801-6807 W. Becher St., submitted by Mark Lutz, d/b/a Lutz Land Management, LLC. (Tax Key No. 476-0154-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site and Landscaping Plan being submitted to the Department of Development to show the following: (a) awning details; (b) details regarding the treatment proposed for the parking lot along the alley; (c) if the dumpster for this property is going to be kept on another site, a notation that, if/when the dumpster is placed back on this site that prior to that, a 4-sided board on board refuse enclosure with a personnel door will be put in place; (d) a site plan indicating where the dumpster for this property will be located, even it is off-site and a four-sided board on board refuse enclosure with a personnel door for it; and, (e) a bike rack. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for August 4, 2015).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

9A. Special Use Permit for Our Angels Child Care, a proposed daycare, to be located at 8303 W. Becher St.

9B. Site, Landscaping and Architectural Plans for Our Angels Child Care, a proposed daycare, to be located at 8303 W. Becher St., submitted by Douglas A. Gallus, d/b/a Gallus Architects, on behalf of the business owner, Olena DeLaRosa. (Tax Key No. 477-0499-000)

Items 9A and 9B were considered together.

Andrew Haug presented.

Discussion ensued with questions being answered by staff.

Wayne Clark questioned what the owner thinks of the staff recommendations, and suggests keeping those recommendations.

Douglas A. Gallus, speaking on behalf of the owner, questioned why remove a good fence, when they aren't making any substantial capital improvements (like other proposals).

Ron Rieboldt is not in favor of the decorative fencing requirement.

A motion was made by Wayne Clark and seconded by Eric Torkelson to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Our Angels Child Care, a proposed daycare, to be located at 8303 W. Becher St., and the Site, Landscaping and Architectural Plans for Our Angels Child Care, a proposed daycare, to be located at 8303 W. Becher St., submitted by Douglas A. Gallus, d/b/a Gallus Architects, on behalf of the business owner, Olena DeLaRosa. (Tax Key No. 477-0499-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the applicant being issued the building permits for the project:)

1. A revised Site, Landscaping, and Architectural plan being submitted to the Department of Development for approval to show the following: a) a designated spot for refuse containers and plans for refuse enclosure, b) decorative fencing and landscaping added along the yard frontage to Becher St., c) designated parking spots to be striped.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for August 4, 2015).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried by the following vote:

Aye: Eric Torkelson, Wayne Clark, Jon Keckeisen

No: Ron Rieboldt

10A. Special Use Permit for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave.

10B. Site, Landscaping and Architectural Plans for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave., submitted by Daniel Robakowski d/b/a Curtis Universal Ambulance, Inc. (Tax Key No. 474-0007-003)

Items 10A and 10B were considered together.

Bart Griepentrog presented and answered the question regarding pole sign removal by stating we do not have a commitment yet, but the owner is working with staff.

A motion was made by Wayne Clark and seconded by Ron Rieboldt to accept the staff recommendation.

Recommendation: Recommend Common Council approval of the Special Use Permit for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave. and approval of the Site, Landscaping and Architectural Plans for Curtis Ambulance, a proposed ambulance service facility, to be located at 5100 W. Lincoln Ave., submitted by Daniel Robakowski d/b/a Curtis Universal Ambulance, Inc. (Tax Key No. 474-0007-003), subject to the following conditions:

(Items 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site and Landscaping Plan being submitted to the Department of Development to show the following: (a) landscaping improvements within the existing eastern planting bed; (b) location and details of existing and proposed refuse areas; (c) repair/repainting of easternmost brown garage door; (d) removal of remnant sign boards on the façade; (e) removal, repair or replacement of chain link fencing without barbed wire; and, (f) parking schedule for all users. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
2. Confirmation from property owner of plans to remove the existing non-conforming pole sign from the property within two years of Plan Commission approval.
3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Steve Schaer, City Planner at 414-302-8466.
5. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing will be scheduled for September 1, 2015).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

11. Site, Landscaping and Architectural Plans for McDonald's, an existing restaurant with drive-thru services, located at 8301 W. Greenfield Ave., submitted by Steve Jeske, d/b/a Haag Muller Architects. (Tax Key No. 451-0644-044)

Discussion ensued with questions being answered by staff.

Bart Griepentrog presented stating revised plans were submitted the day of Plan Commission, staff agrees with the increased landscaping as shown but requires more details. A pedestrian crossing with access to the hotel is advocated by staff.

Steve Jeske, spoke on behalf of the applicant, stating they are in agreement with the recommendations and would like to see the hotel site plan.

A motion was made by Wayne Clark and seconded by Eric Torkelson to accept the staff recommendation.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for McDonald's, an existing restaurant with drive-thru services, located at 8301 W. Greenfield Ave.,

submitted by Steve Jeske, d/b/a Haag Muller Architects (Tax Key No. 451-0644-044), subject to the following conditions:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site and Landscaping Plan being submitted to the Department of Development to show the following: (a) landscaping details for the proposed drive-thru island; (b) increased landscaping along the western perimeter and southeastern end cap; and, (c) increased pedestrian access to adjoining sites, via buffered "cut thrus" in the landscaping islands. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8466.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

The motion carried unanimously.

12. Site, Landscaping and Architectural Plans for Best Defense, an existing security and fire protection business, located at 10214 W. Greenfield Ave., submitted by Carter Rierison, owner. (Tax Key No. 444-0392-000)

This item held per applicant's request.

There being no other business, a motion was made by Ron Rieboldt and seconded by Wayne Clark to adjourn.

The motion carried unanimously.

The Plan Commission meeting was adjourned at 6:52 p.m.